

# Local Market Update – July 2023

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## Monson

### Single-Family Properties

| Key Metrics                              | July      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 8         | 5                | - 37.5% | 44           | 43               | - 2.3%  |
| Closed Sales                             | 10        | 4                | - 60.0% | 38           | 38               | 0.0%    |
| Median Sales Price*                      | \$306,000 | <b>\$291,500</b> | - 4.7%  | \$331,000    | <b>\$307,500</b> | - 7.1%  |
| Inventory of Homes for Sale              | 16        | 10               | - 37.5% | --           | --               | --      |
| Months Supply of Inventory               | 2.2       | 1.4              | - 36.4% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 32        | 18               | - 43.8% | 35           | 51               | + 45.7% |
| Percent of Original List Price Received* | 100.7%    | <b>97.3%</b>     | - 3.4%  | 100.0%       | <b>98.0%</b>     | - 2.0%  |
| New Listings                             | 8         | 10               | + 25.0% | 56           | 43               | - 23.2% |

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

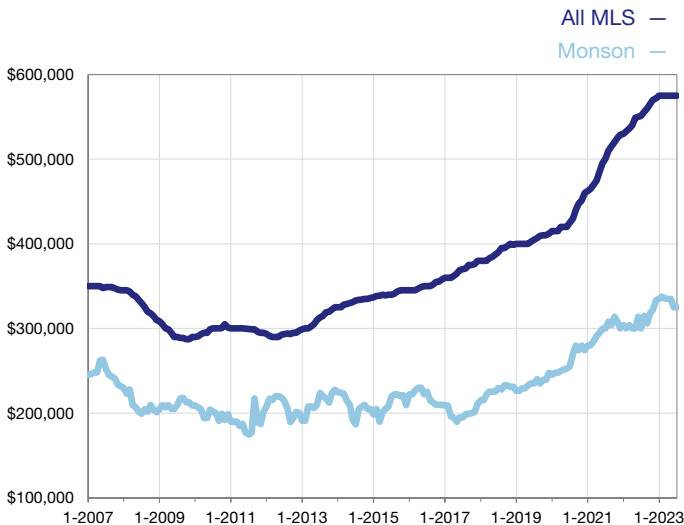
### Condominium Properties

| Key Metrics                              | July |             |       | Year to Date |             |          |
|--|------|-------------|-------|--------------|-------------|----------|
|  | 2022 | 2023        | + / - | 2022         | 2023        | + / -    |
| Pending Sales                            | 0    | 0           | --    | 3            | 0           | - 100.0% |
| Closed Sales                             | 0    | 0           | --    | 3            | 0           | - 100.0% |
| Median Sales Price*                      | \$0  | <b>\$0</b>  | --    | \$316,000    | <b>\$0</b>  | - 100.0% |
| Inventory of Homes for Sale              | 0    | 0           | --    | --           | --          | --       |
| Months Supply of Inventory               | 0.0  | 0.0         | --    | --           | --          | --       |
| Cumulative Days on Market Until Sale     | 0    | 0           | --    | 33           | 0           | - 100.0% |
| Percent of Original List Price Received* | 0.0% | <b>0.0%</b> | --    | 96.0%        | <b>0.0%</b> | - 100.0% |
| New Listings                             | 0    | 0           | --    | 3            | 0           | - 100.0% |

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

